



COMMITTEE ON DESIGN

Department of Planning and Development

210 N Morgan

Near West Side / 27th Ward / Ald. Burnett

Newcastle Limited

Hartshorne Plunkard Architecture

DLA Piper

October 13, 2021

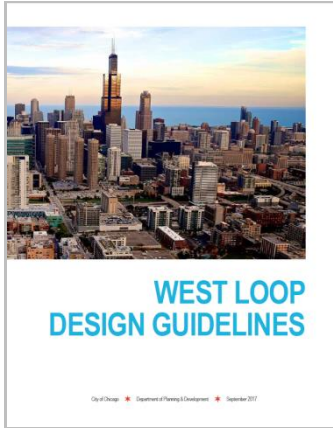
DRAFT



DESIGN NARRATIVE

- The massing is **distinct and contextual**. The tower massing responds to the historic Fulton Market street to the north by setting back from Morgan as well as stepping down to reduce the mass closest to the historic district.
- The base of the building responds to historic district datum lines of 2- to 4-story buildings and 900 Lake's height. The storefront window wall along Morgan is set in to develop a large active public open space that creates an **active link** between Fulton Market and Randolph Street.
- The articulated masonry façade of the base responds the immediate district and is detailed for the **pedestrian scale**, while the tower rises above connecting the ground level to the residential scale .
- The material palette consists of earth tones of charcoal at the base complemented by a deep bronze tone at the setback volume.
- Ground level people space, shared terraces and private balconies create ample outdoor and green space for building occupants. Proximity to the Morgan CTA station & DIVVY reinforce a **healthy lifestyle** for residents.

★ PLANNING + DESIGN GUIDELINES



West Loop Design Guidelines

City of Chicago Department of Planning and Development, September 2017

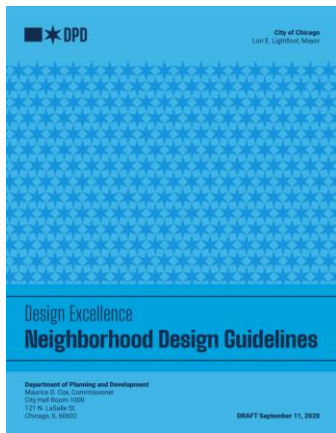
- Assist in development and define standards to preserve character, high quality design, and dynamic nature of the West Loop neighborhood



Fulton Market Innovation District Plan

City of Chicago Department of Planning and Development, 2014 (Updated 2021)

- Promote growth of mixed-use & mixed income while serving new and existing companies
- Accommodating new development while protecting fundamental characteristics of the area including the historic & cultural assets



Neighborhood Design Guidelines

City of Chicago Department of Planning and Development, September 2020

- Sustainability - Features that have long-term environmental, sociocultural and human health impacts
- Program - Targeted uses that complement a property's surrounding context
- Site Design - Building orientation, layout, open space, parking, and services
- Public Realm - Improvements within and near the public right-of-way adjacent to the site
- Massing - Bulk, height, and form of a building
- Façade - Architectural expression of a building's exterior, including entrances and windows



Design Excellence Principles

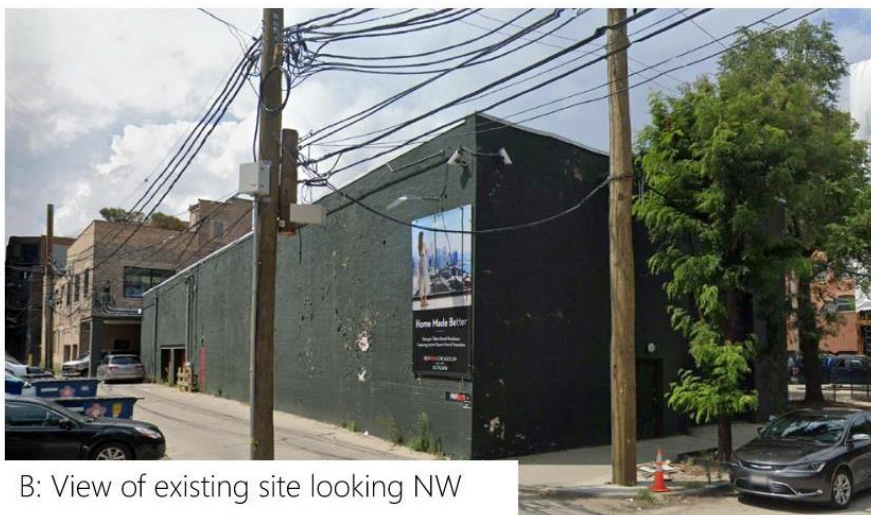
City of Chicago Department of Planning and Development, September 2020

- Equity and Inclusion - Achieving fair treatment, targeted support, and prosperity for all citizens
- Innovation - Implementing creative approaches to design and problem-solving
- Sense of Place - Celebrating and strengthening the culture of local communities
- Sustainability - Committing to environmental, cultural, and financial longevity
- Communication - Fostering design appreciation and responding to community needs

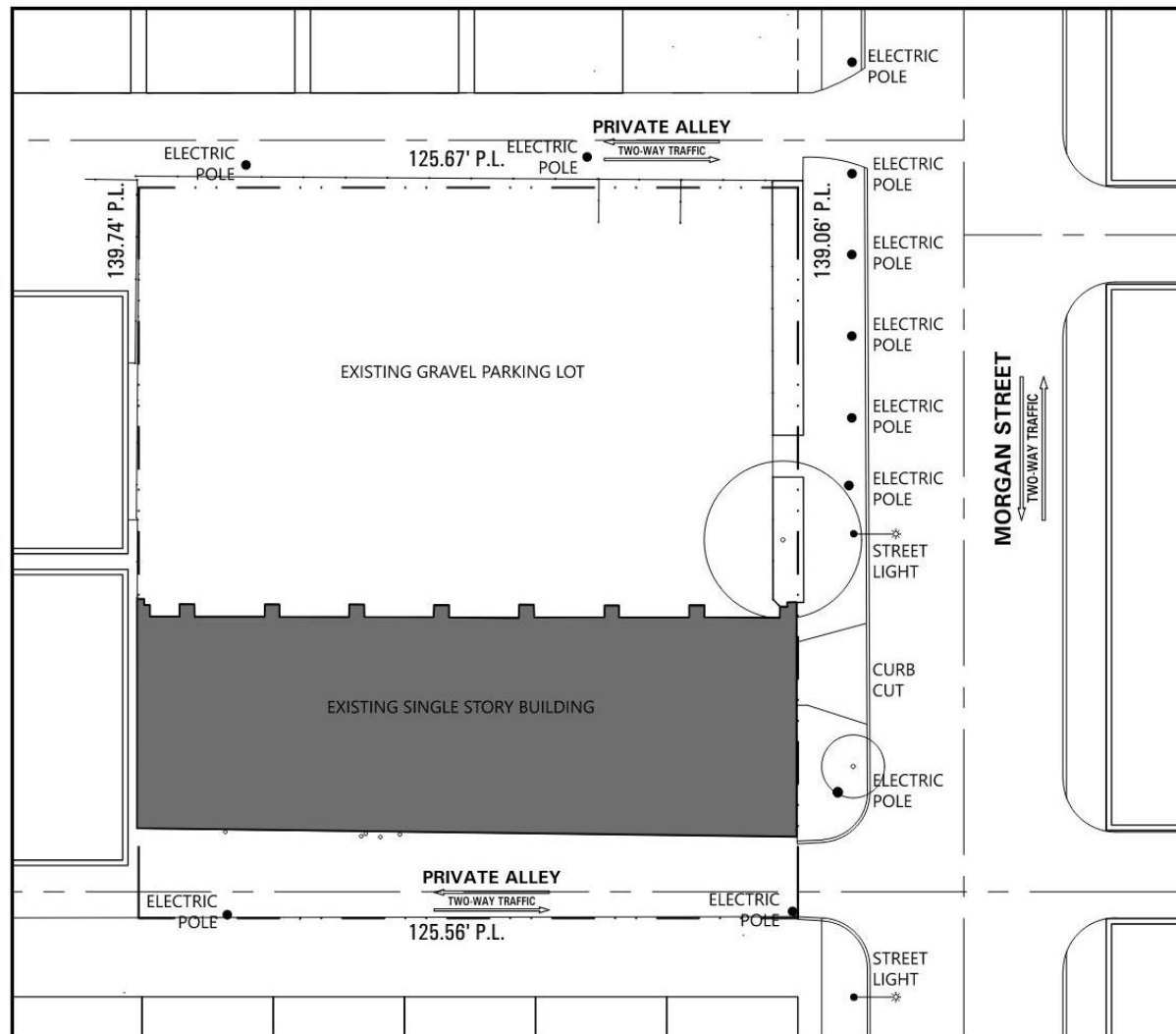




A: View of existing site looking SW



B: View of existing site looking NW

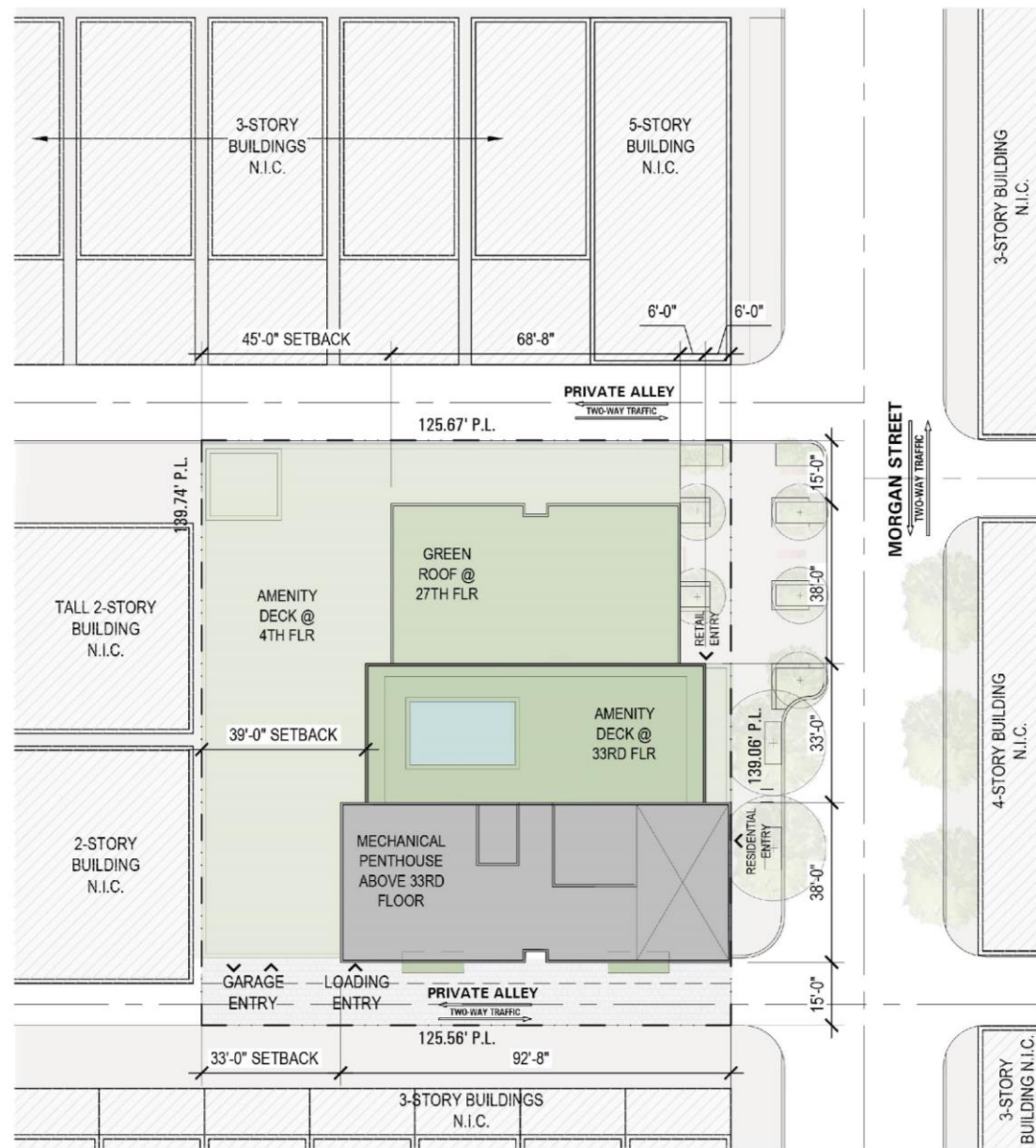


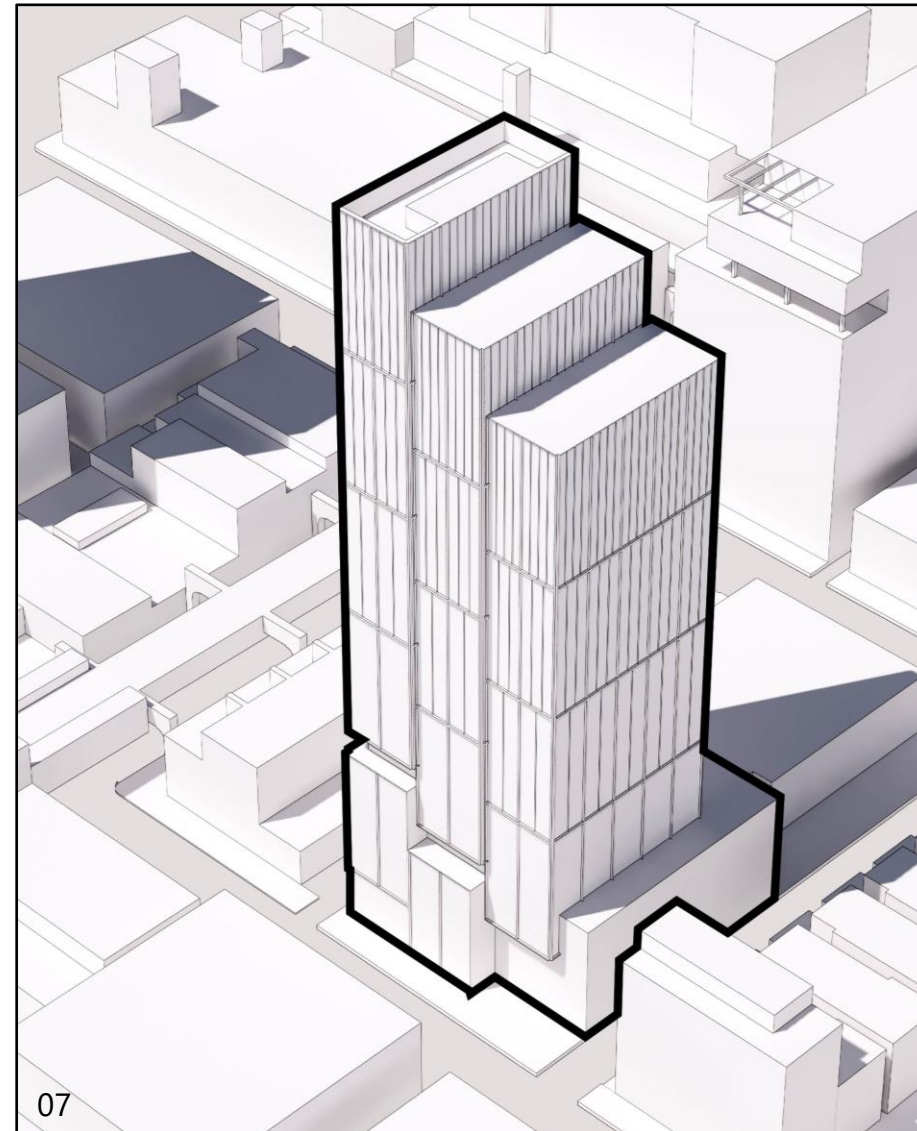
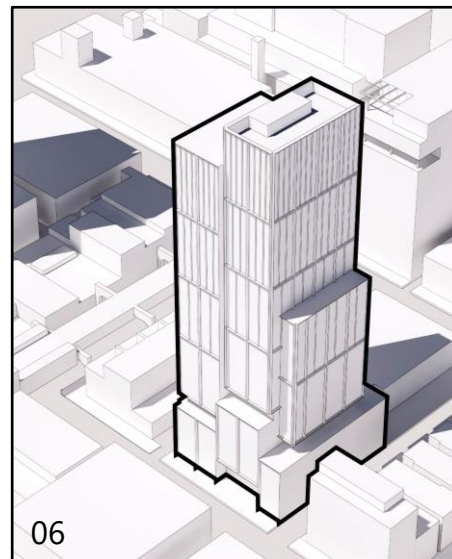
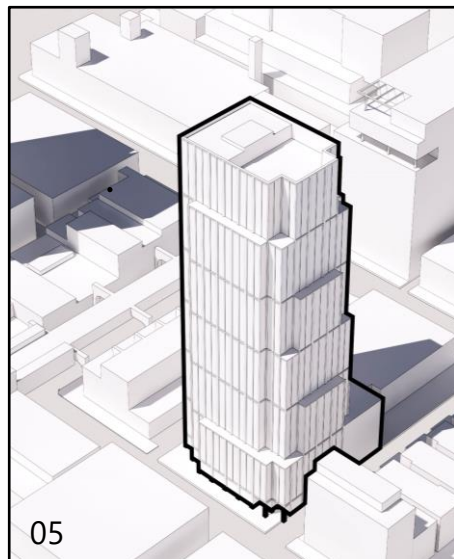
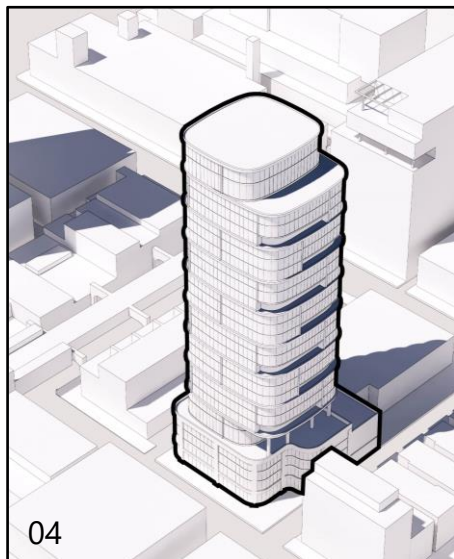
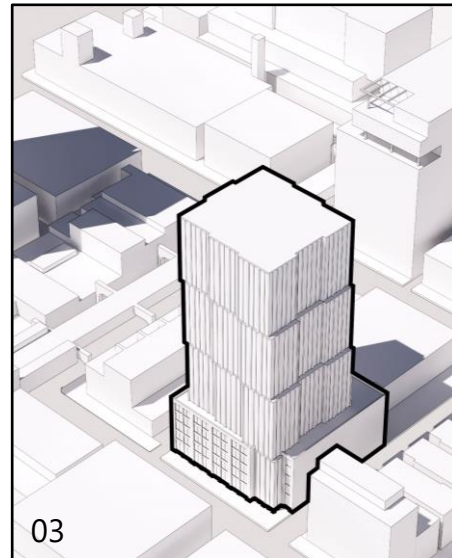
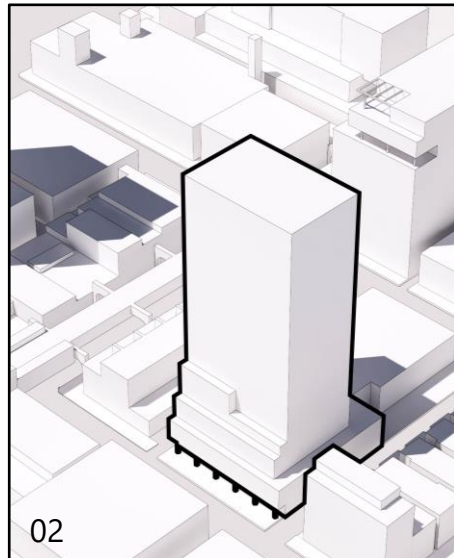
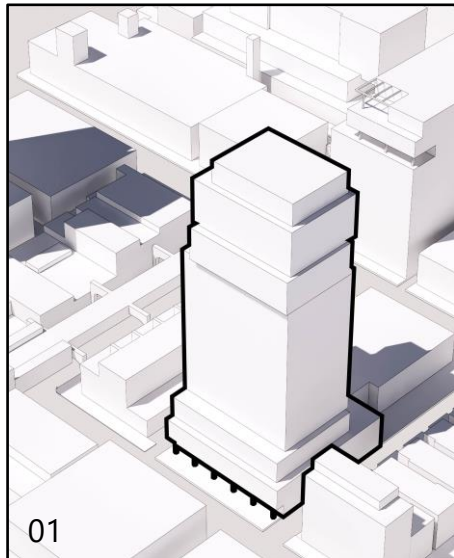


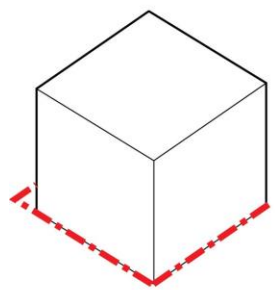
EXISTING CONDITIONS ALONG
MORGAN – NORTH END OF SITE



EXISTING CONDITIONS ALONG
MORGAN – SOUTH END OF SITE

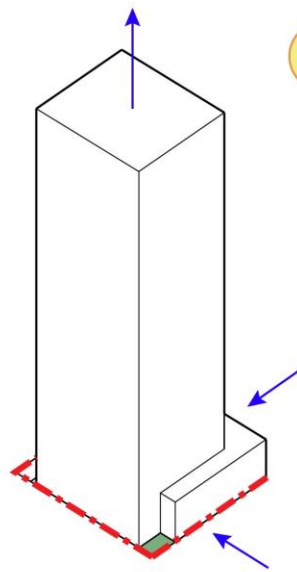






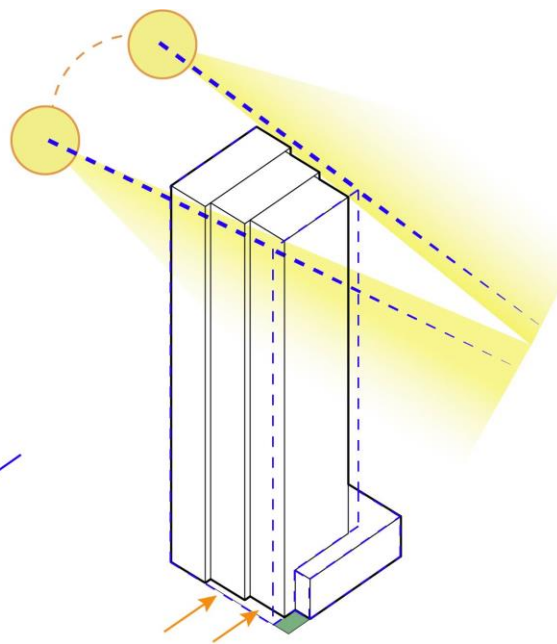
BASE ZONING

8.1 FAR



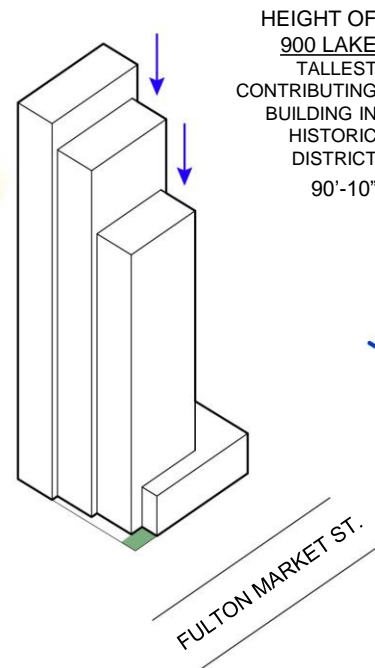
ZONING SETBACKS

SIDE AND REAR SETBACKS
INCORPORATED



GUIDELINE SETBACKS

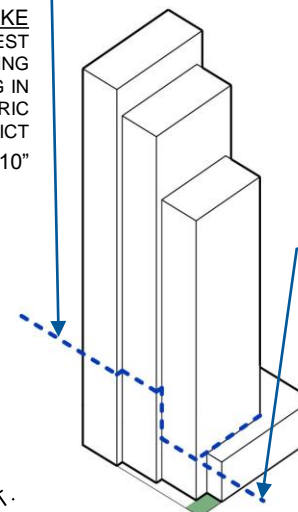
SETBACKS OFF OF EAST &
WEST FAÇADE PER WLDG
RESULTS IN MAXIMUM SUN
ACCESS AT FULTON
MARKET ST.



HFRMD RESPONSE

STEP DOWN TOWARDS
FULTON MARKET ST. TO
REDUCE BUILDING
MASSING AT HISTORIC
DISTRICT BOUNDARY

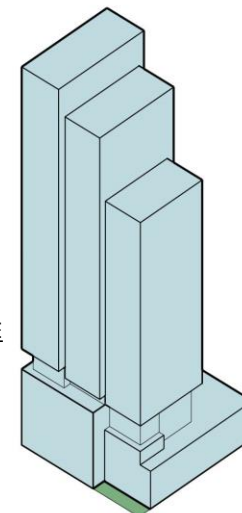
HEIGHT OF
900 LAKE
TALLEST
CONTRIBUTING
BUILDING IN
HISTORIC
DISTRICT
90'-10"



PODIUM INSET

INSET BUILDING AT
HISTORIC DATUM LINES OF
TYPICAL BUILDING
HEIGHTS IN THE FULTON
MARKET STREETScape

AVERAGE
HEIGHT OF
FULTON
STREETSCAPE
40'-0"

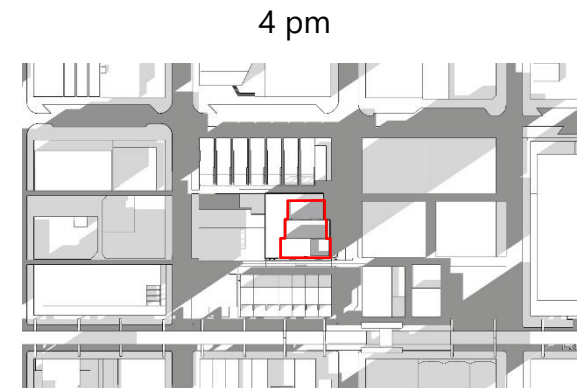
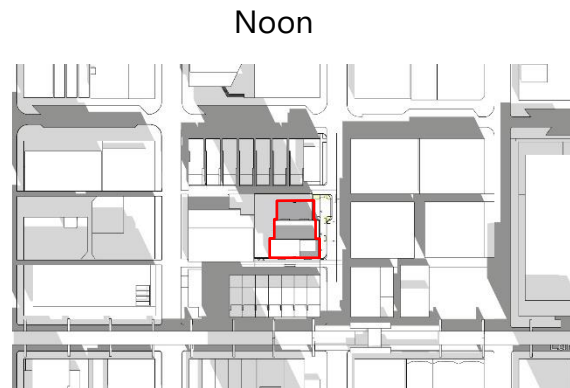
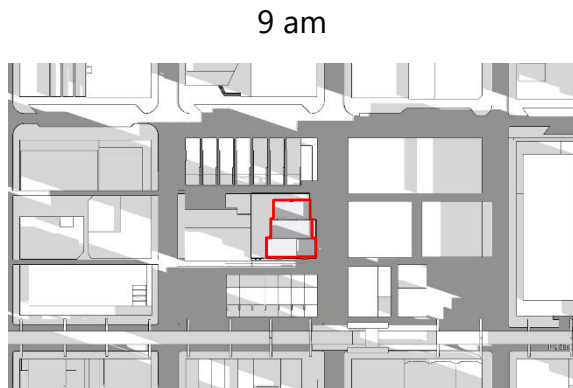


TOWER DESIGN

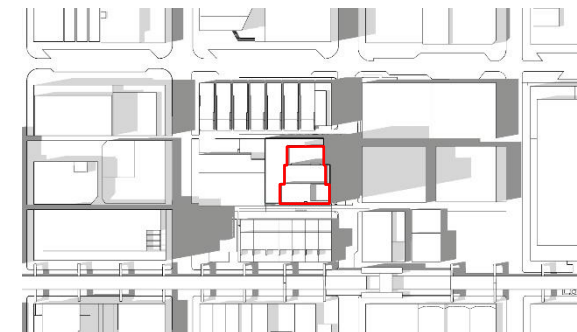
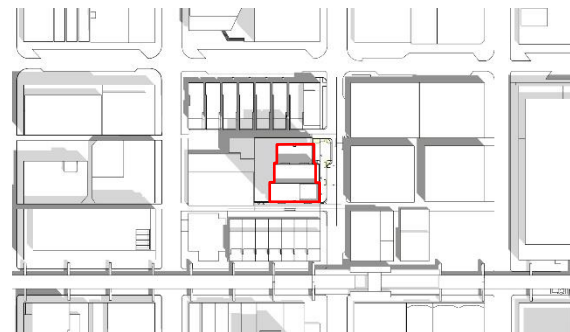
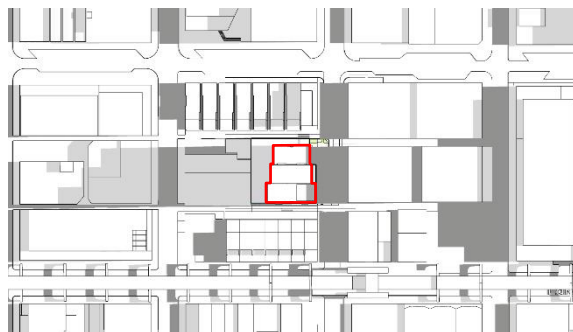
RESULTING MASS
RESPONDS TO WLDG,
FMD, AND HFRMD
REQUIREMENTS



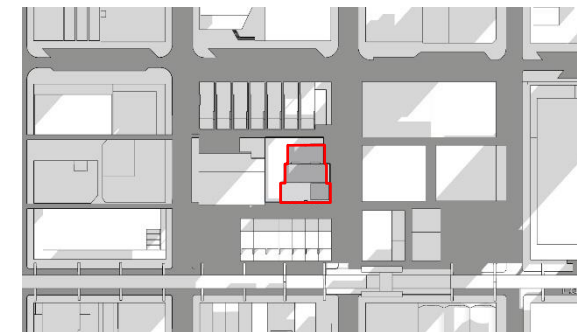
March 20 /
September 21
Vernal Equinox /
Autumnal Equinox



June 20
Summer Solstice



December 21
Winter Solstice







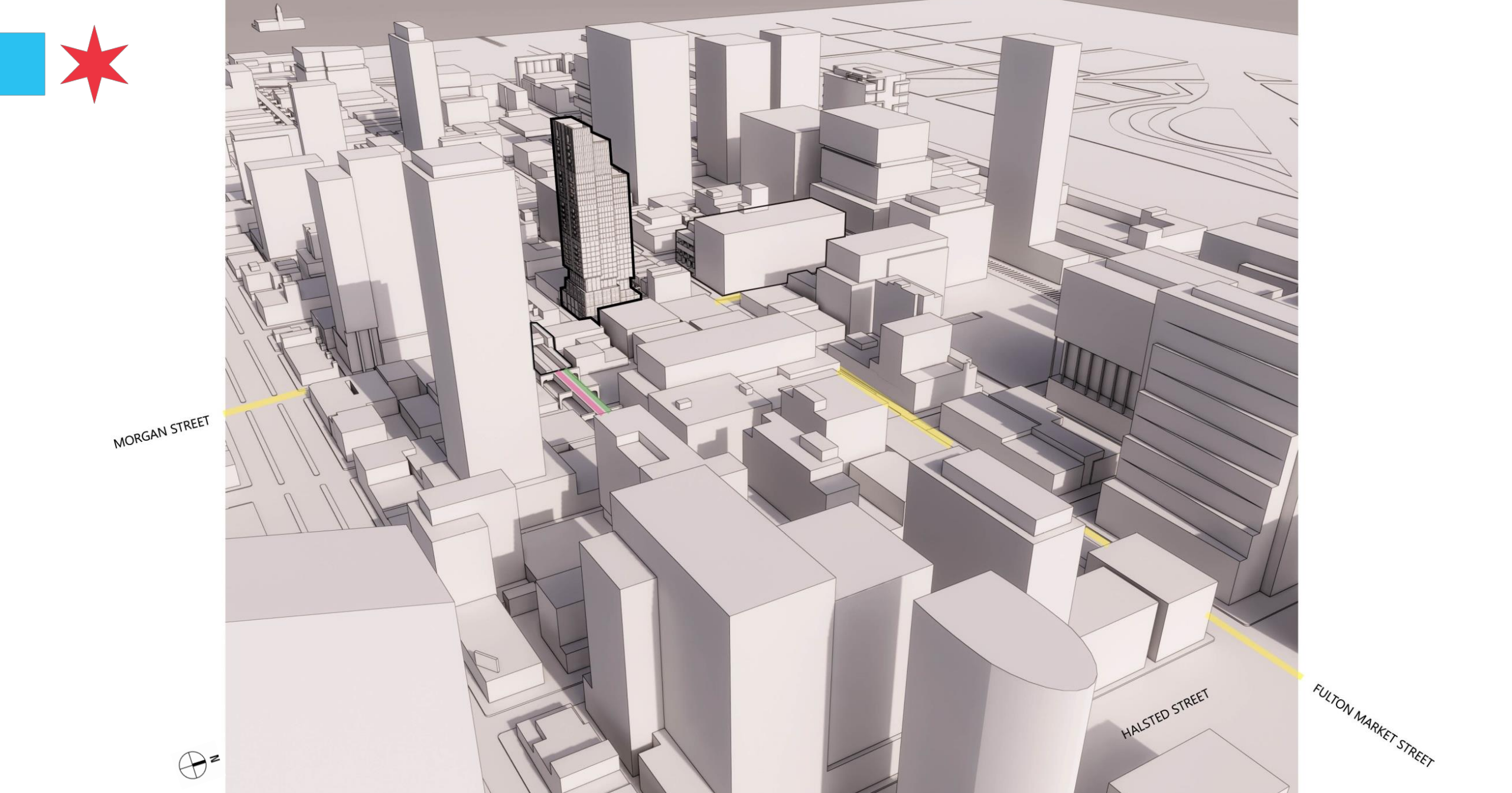


FULTON MARKET STREET

LAKE STREET

MORGAN STREET





MORGAN STREET

HALSTED STREET

FULTON MARKET STREET



CONTEXTUAL RENDERING - LOOKING SOUTHWEST ALONG MORGAN

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CONTEXTUAL RENDERING - LOOKING NORTH ALONG MORGAN

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CONTEXTUAL RENDERING – EAST ELEVATION

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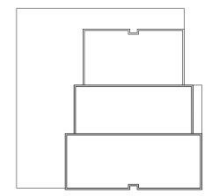
EXISTING CONDITIONS
ALONG MORGAN

RENDERING - PEDESTRIAN VIEW LOOKING SOUTHWEST

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EXISTING CONDITIONS
ALONG MORGAN



RENDERING - PEDESTRIAN VIEW LOOKING NORTHWEST

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RENDERING – AERIAL VIEW OF LANDSCAPE DESIGN

DRAFT



WEST LOOP DESIGN GUIDELINES

- 1 1.2.5 – Avoid blank walls and incorporate storefront window design in primary building facades
- 2 1.3.2 – Line base of building with active use to promote safe and active public realm
- 3 1.5.1 – Building entries are emphasized by architectural features/canopies
- 4 3.9.3 – Grade level facade comprised of non-reflective windows that allow views of indoor commercial space
- 5 4.2.1 – Develop underutilized public open space using people spots
- 6 4.3.1 – Create safe and inviting public realm with lighting, planting, and sidewalk furnishings



ACTIVE USES AT GRADE WITH NO BLANK WALLS



INCREASE SAFETY ALONG MORGAN STREET DUE TO ACTIVE USES, LIGHTING PLANTINGS AND SIDEWALK FURNISHINGS



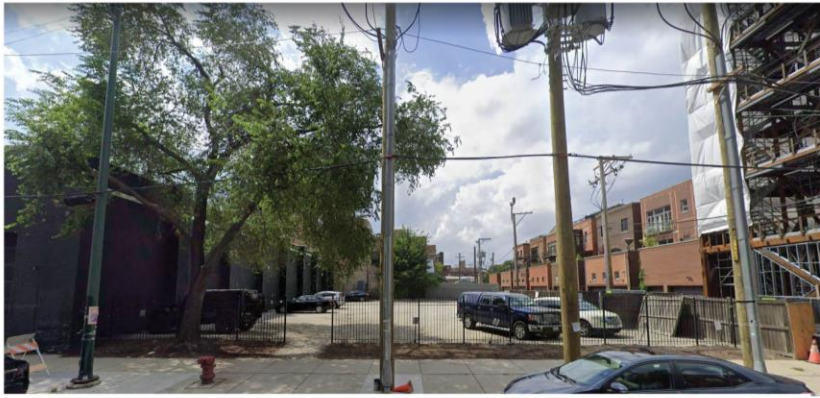
ARCHITECTURAL ELEMENT SERVING AS CANOPY TO EMPHASIZE THE BUILDING LOBBY



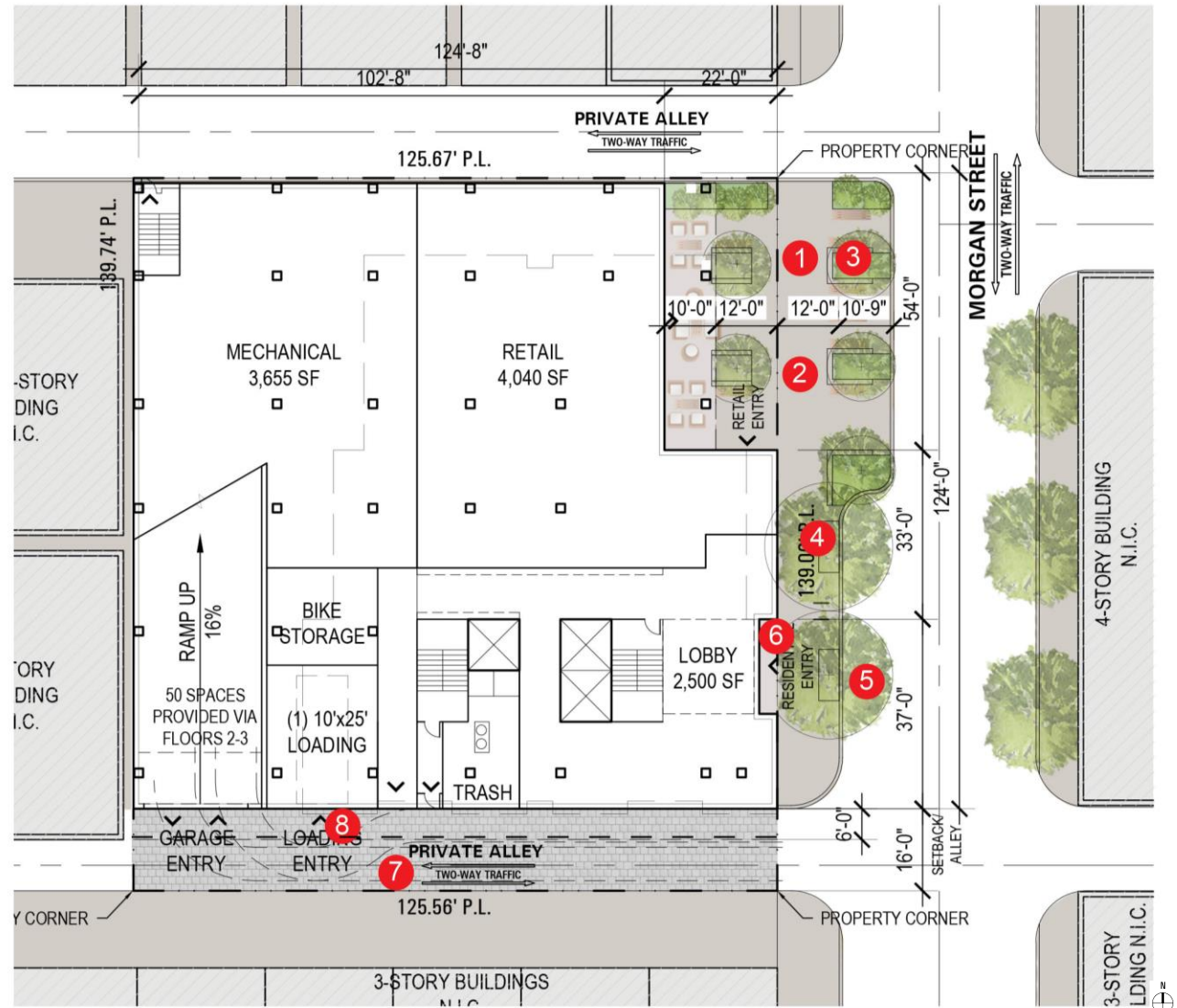
PEOPLE SPOT CONNECTED TO CORNER PLAZA ON SITE PROVIDING COVERED AND OPEN AIR OPEN SPACE



- 1 New Sidewalk / Street-scape
- 2 Public Art
- 3 People Spot
- 4 Remove & bury electrical poles
- 5 Eliminate existing curb-cut
- 6 Public bike/air station
- 7 Green alley paver's per CDOT standards
- 8 Increased Private Alley (South) width to 16' per CDOT standards



EXISTING CONDITIONS ALONG MORGAN



CONCEPTUAL SKETCH OF PROPOSED STREET-SCAPE IMPROVEMENTS TO 210 NORTH MORGAN STREET

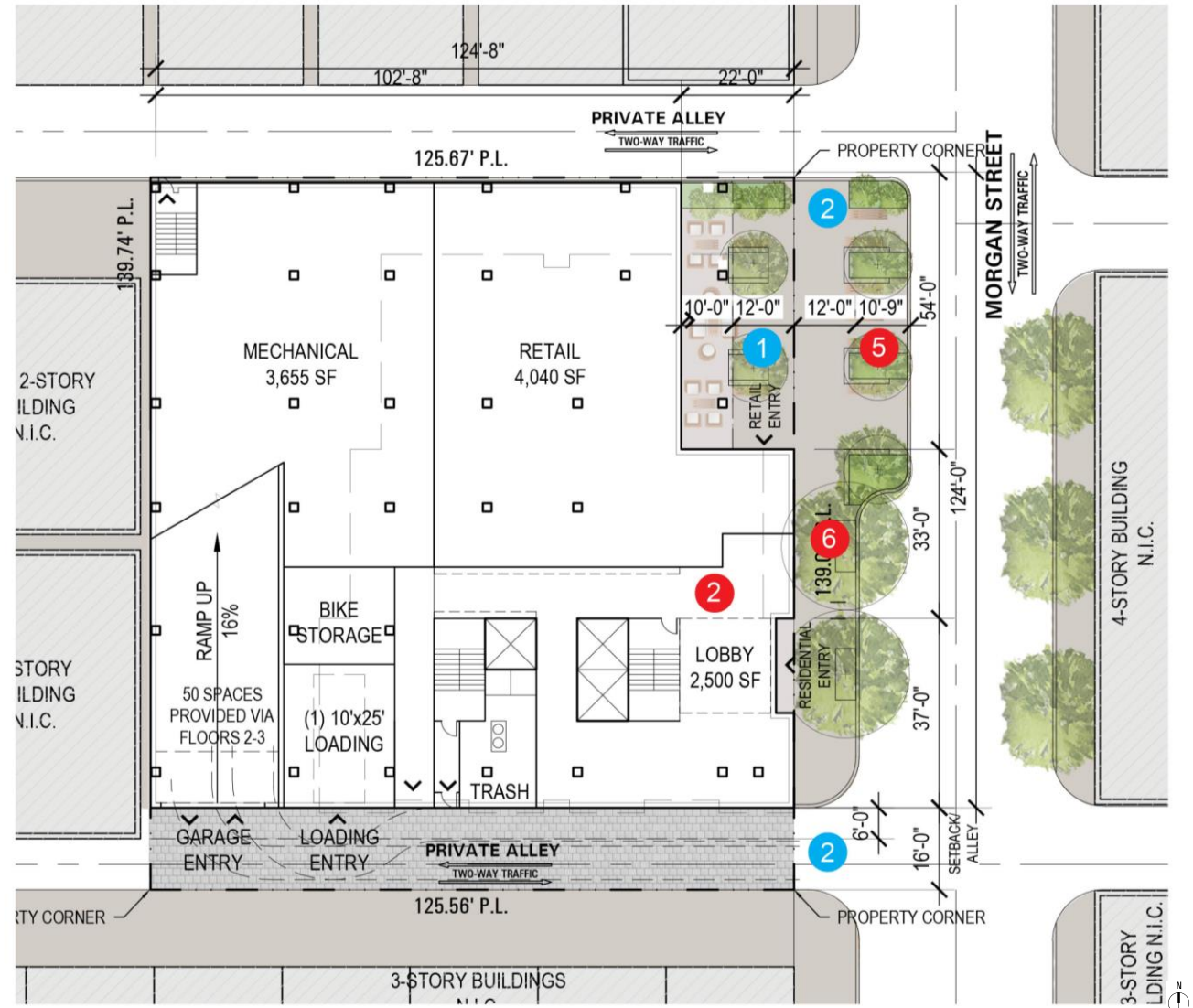


FULTON MARKET INNOVATION DISTRICT PLAN (FEB. 2021 UPDATE):

- 1) Promote mixed-use developments
 - 1.1) Allow new residential uses north of Lake Street
 - 1.5) Open space opportunities
- 2) Improve access for all transportation modes
 - 2.2) Prioritize pedestrian safety and experience
 - 2.3) Improve multi-modal transit options

WEST LOOP DESIGN GUIDELINES (SEPT. 2017 UPDATE):

- 1 1.2.5 – Avoid blank walls and incorporate storefront window design in primary building facades
- 2 1.3.2 – Line base of building with active use to promote safe and active public realm
- 3 1.5.1 – Building entries are emphasized by architectural features/canopies
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CONCEPTUAL SKETCH OF PROPOSED STREET-SCAPE IMPROVEMENTS TO 210 NORTH MORGAN STREET



RENDERING — PEDESTRIAN VIEW OF LANDSCAPE DESIGN

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FIRST FLOOR PLAN

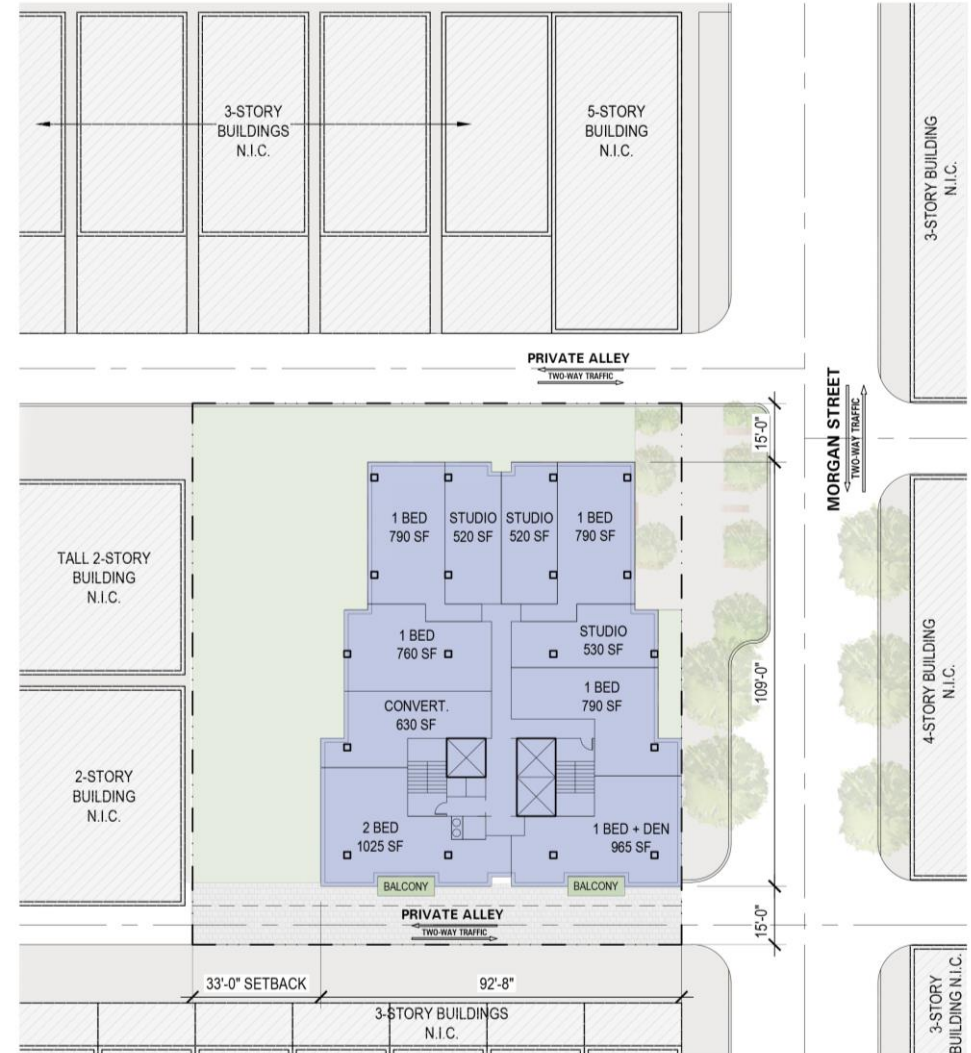


SECOND FLOOR PLAN



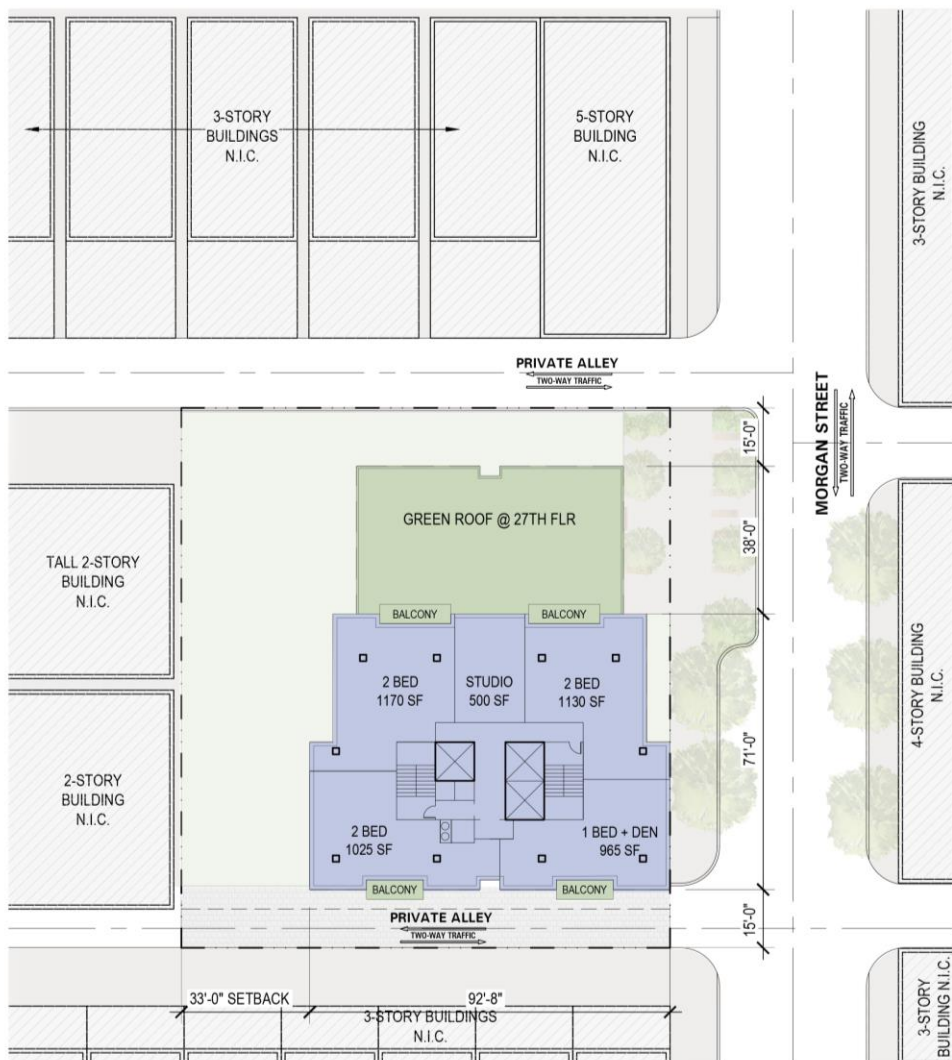


FOURTH FLOOR PLAN

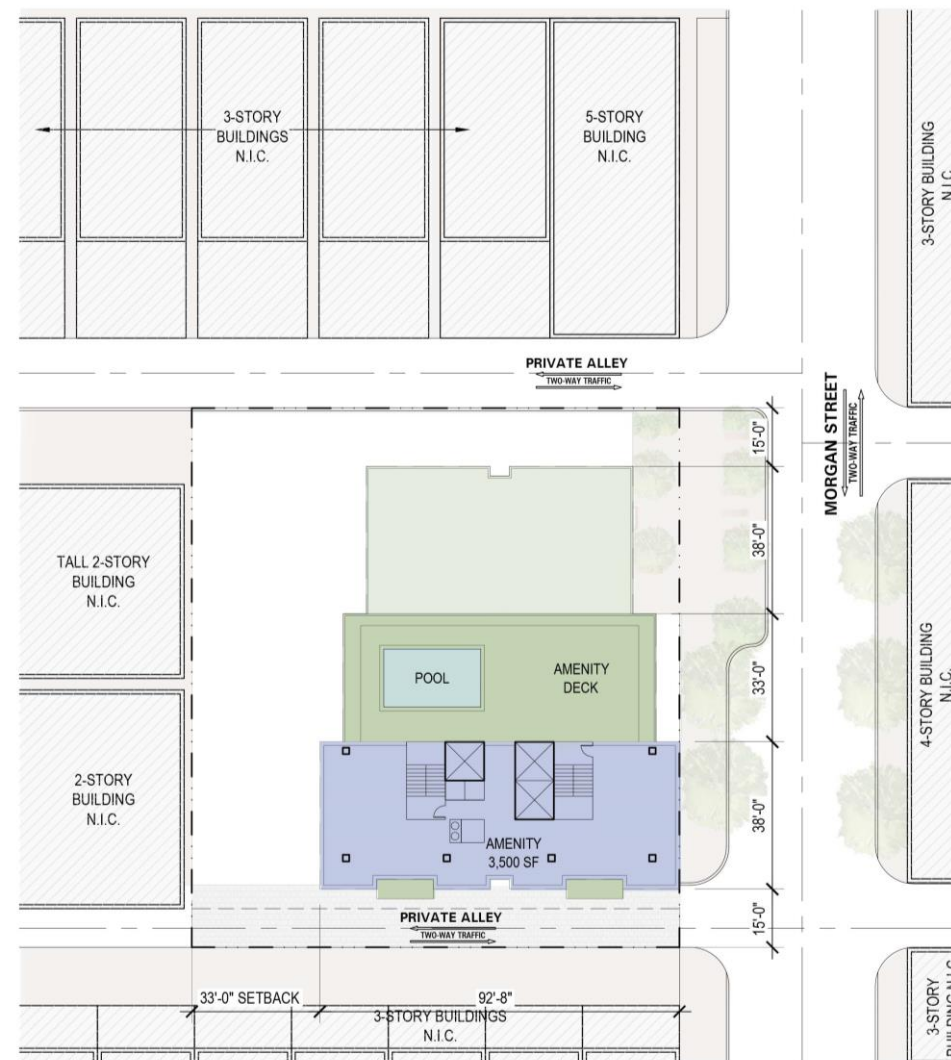


TYPICAL FLOOR PLAN



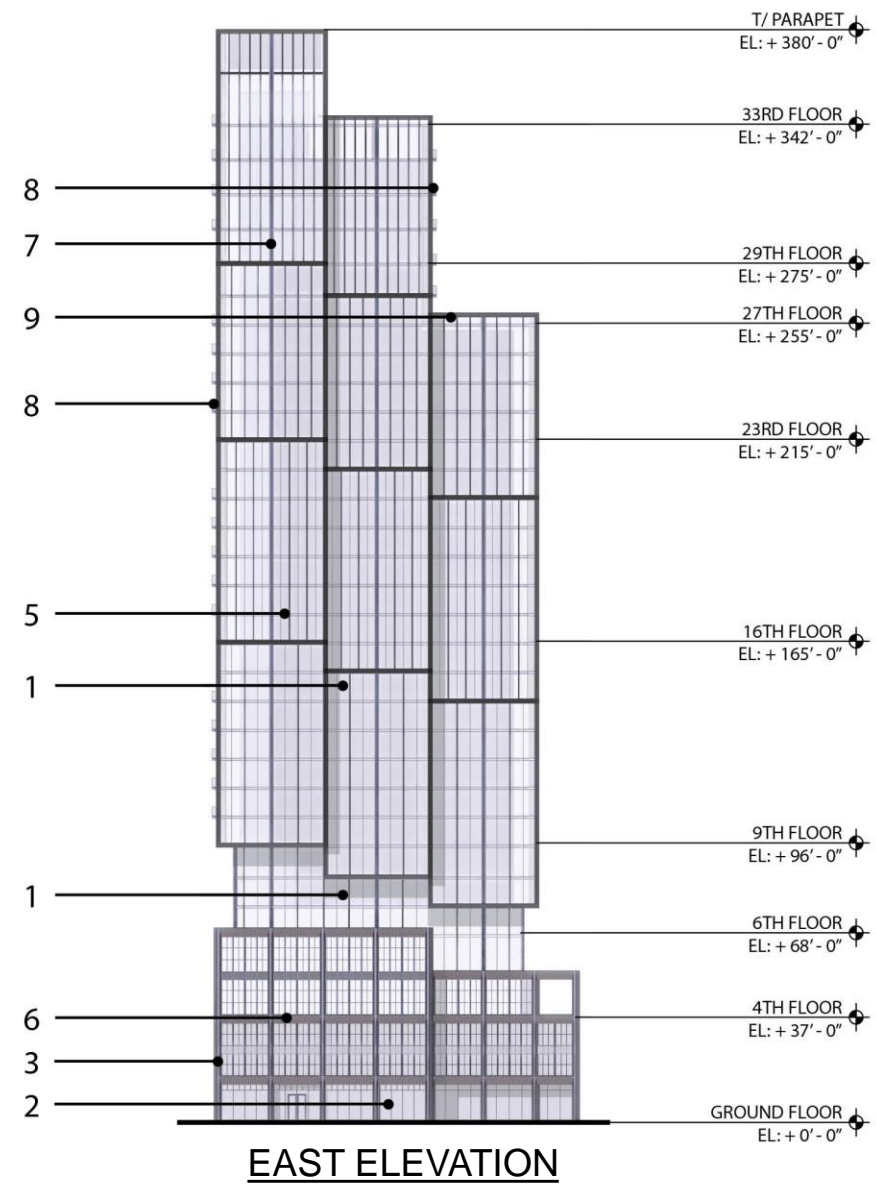
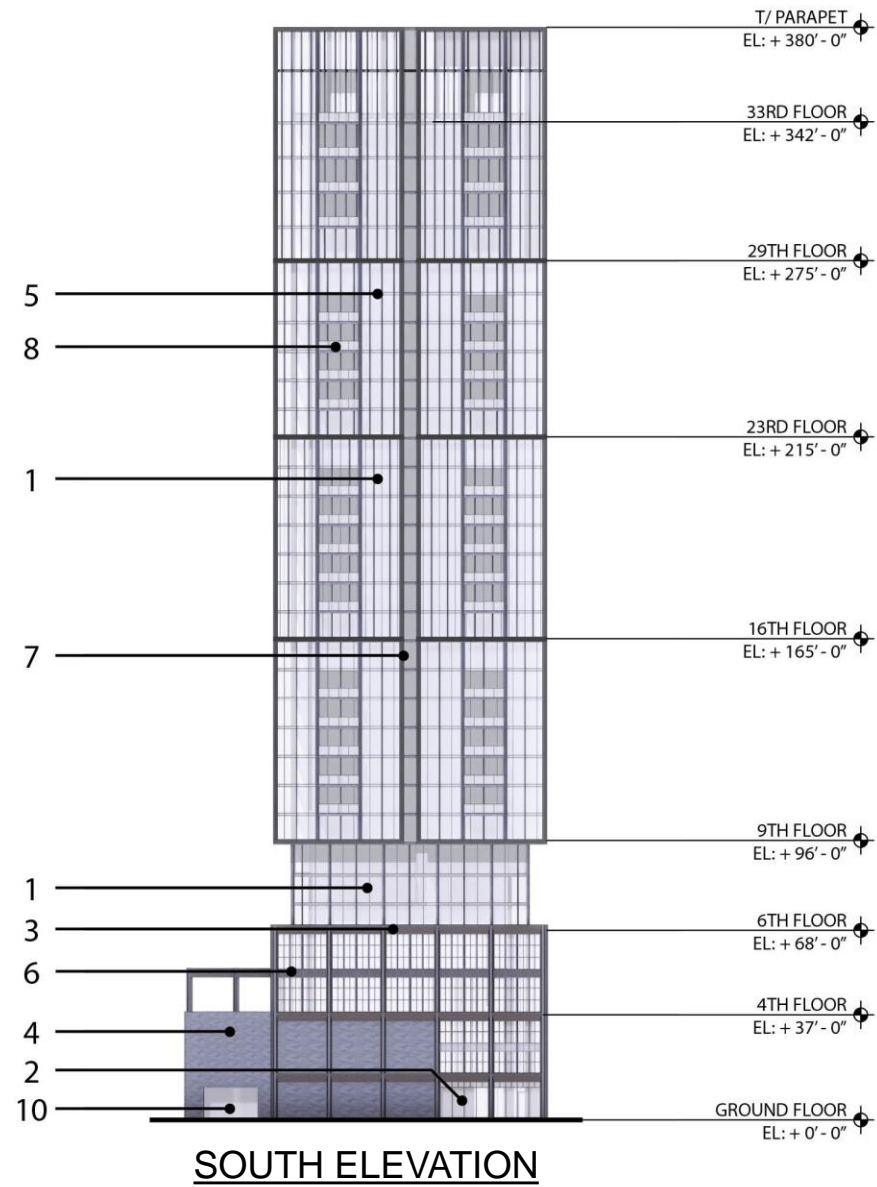


27TH FLOOR PLAN



33RD FLOOR PLAN





MATERIAL LEGEND

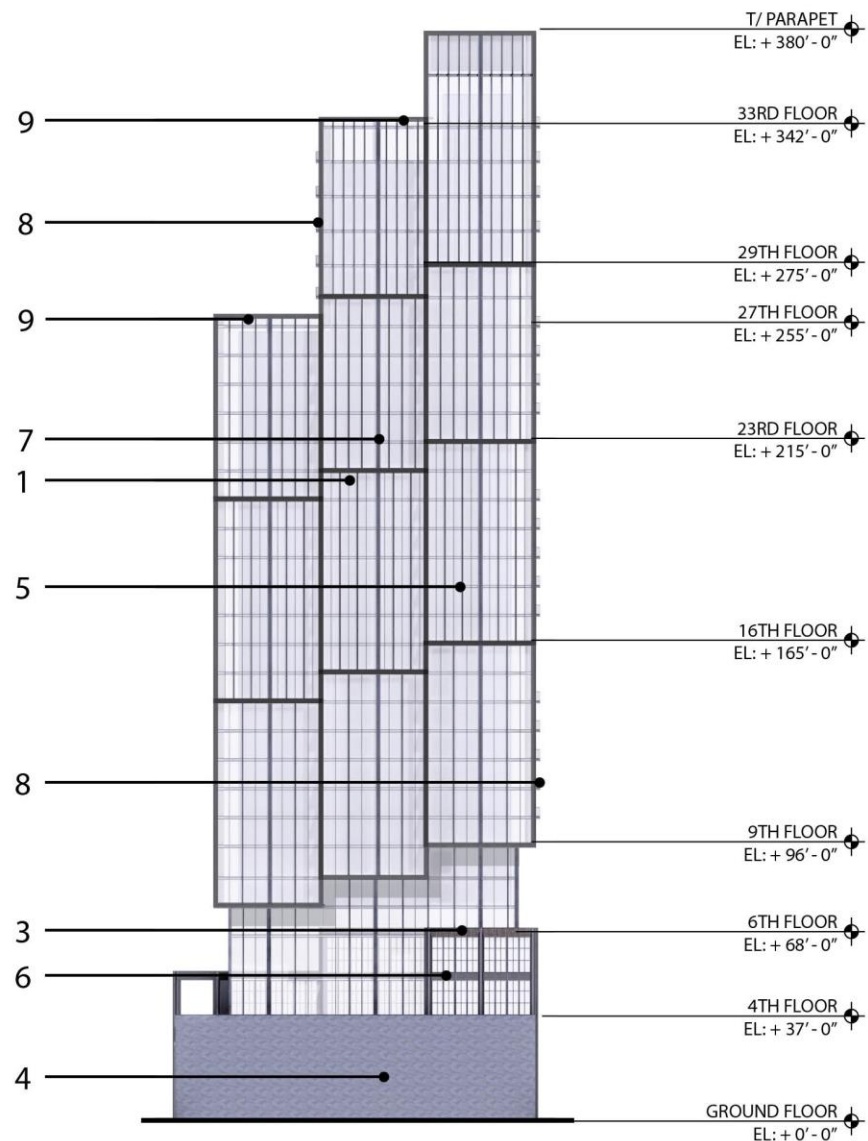
- 1. WINDOW WALL
- 2. STOREFRONT WINDOWS

- 3. DARK MASONRY
- 4. METAL PANEL WALL CLADDING

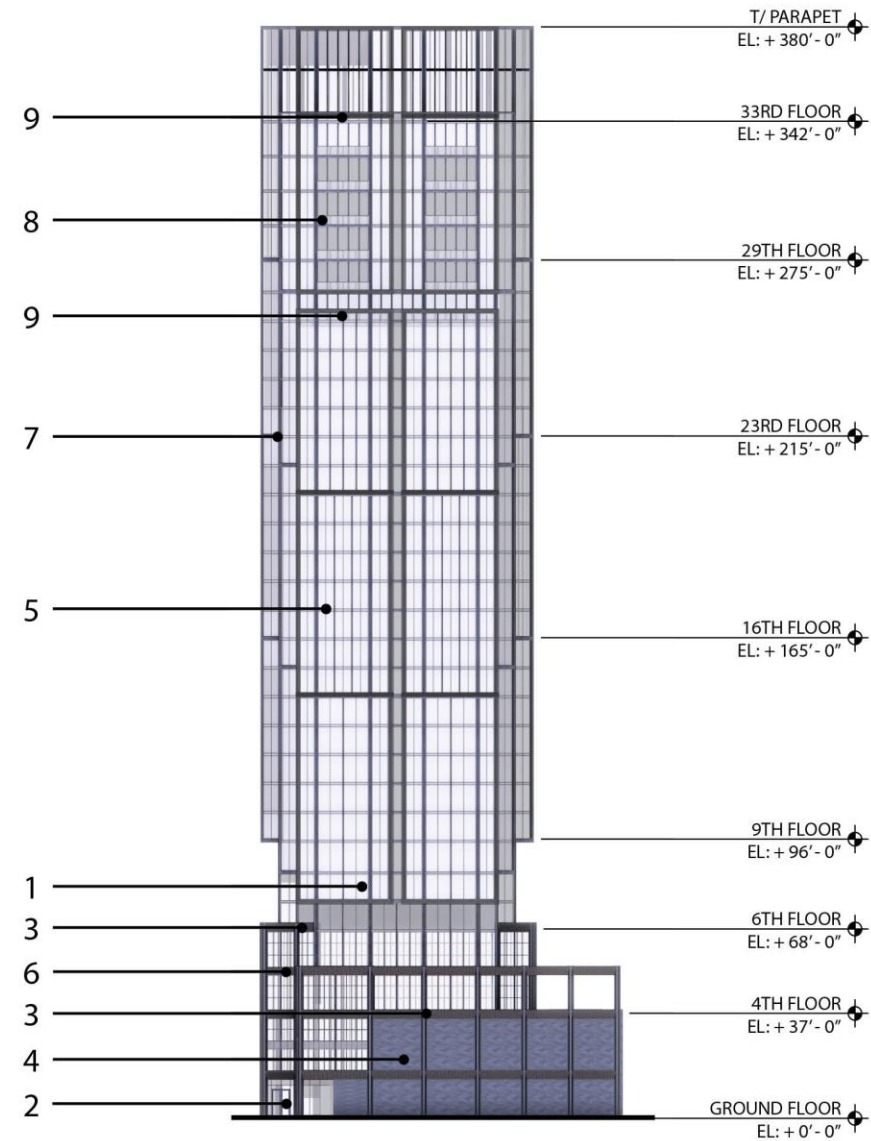
- 5. GLASS SLAB EDGE COVERS
- 6. BRICK SLAB EDGE COVERS

- 7. EXTRUDED VERTICAL MULLIONS
- 8. SEMI-INSET BALCONY WITH GLASS GUARDRAIL

- 9. TERRACE WITH GLASS GUARDRAIL
- 10. OVERHEAD GARAGE DOOR



WEST ELEVATION



NORTH ELEVATION

MATERIAL LEGEND

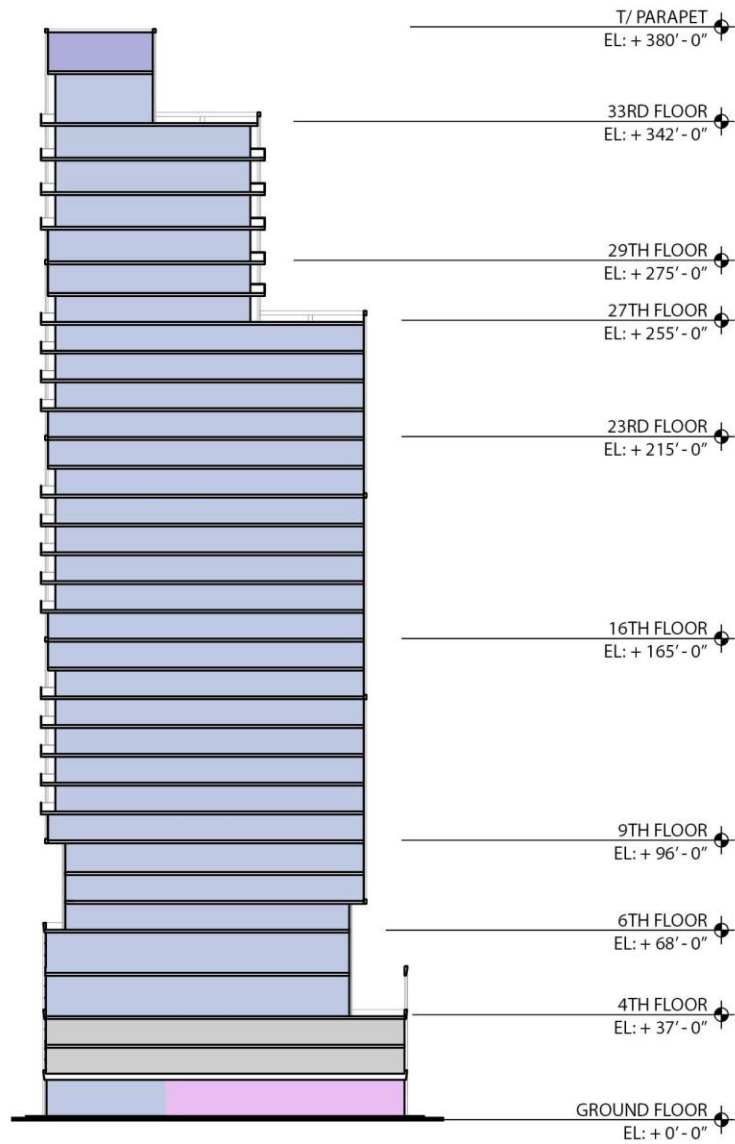
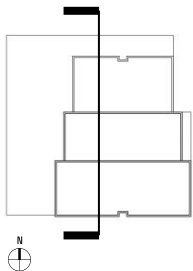
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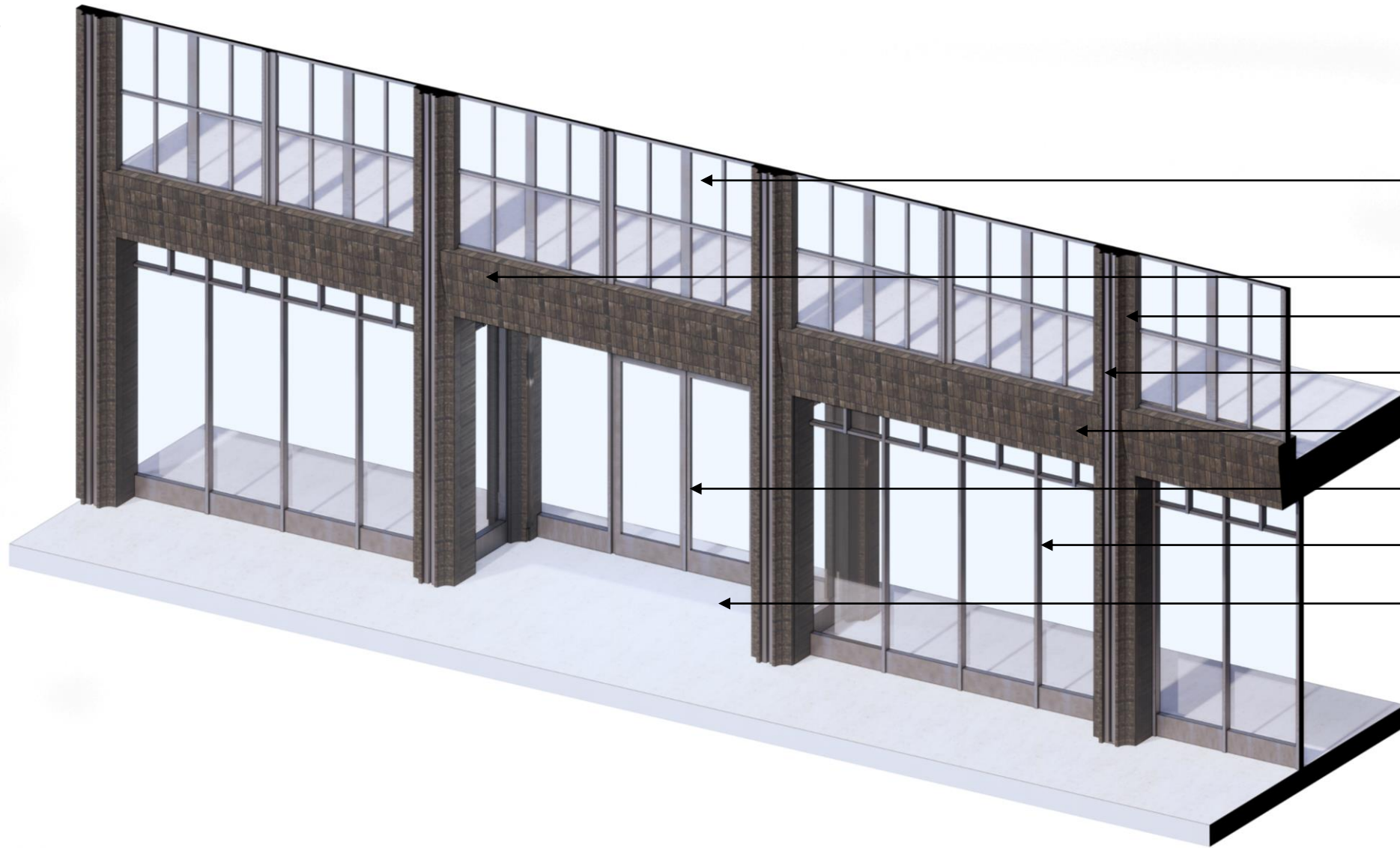
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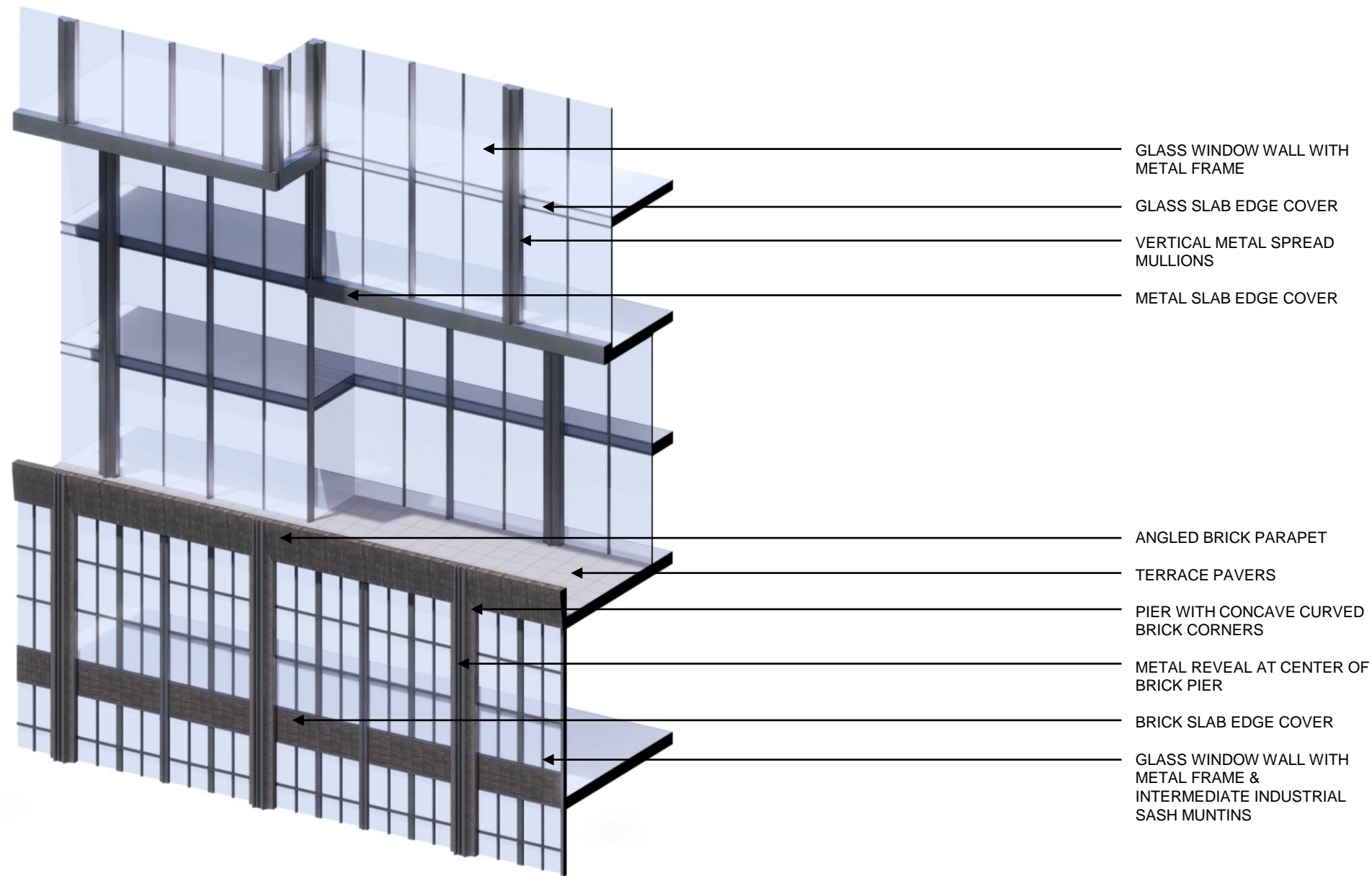
USAGE KEY:

- RESIDENTIAL
- RETAIL
- PARKING
- MECHANICAL

*TYPICAL FLOOR-TO-FLOOR FOR PROJECT IS 10'-0"



- GLASS WINDOW WALL WITH METAL FRAME & INTERMEDIATE INDUSTRIAL SASH MUNTINS
- ANGLED BRICK SLAB EDGE
- PIER WITH CONCAVE CURVED BRICK CORNERS
- METAL REVEAL AT CENTER OF BRICK PIER
- FRAMED METAL TRANSOM AT STOREFRONT
- MONUMENTAL STOREFRONT ENTRY DOORS
- CLEAR GLASS STOREFRONT WITH METAL FRAME
- RECESSED RESIDENTIAL ENTRY





RENDERING — LOOKING UP TOWER'S EAST FACADE

DRAFT



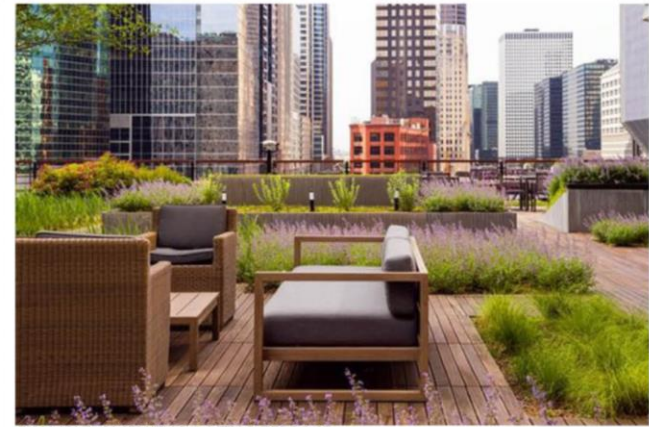
EXAMPLE: EXTERIOR METAL FINIS AT WINDOW WALL



EXAMPLE: MASONRY TEXTURE



EXAMPLE: MASONRY AND STEEL



EXAMPLE: AMENITY ROOFTOP TERRACE



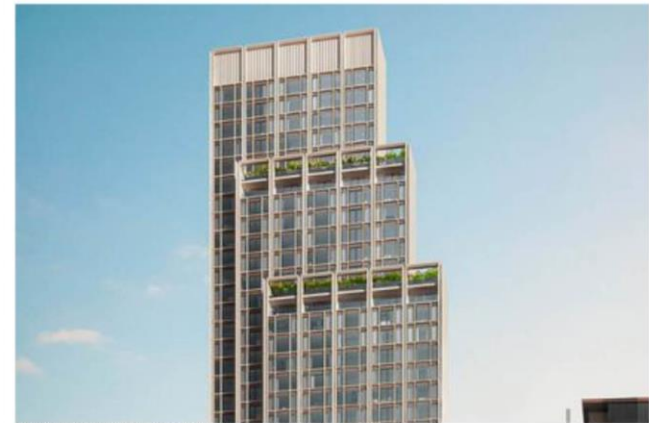
EXAMPLE: PEOPLE SPACE AT INTERSECTION



EXAMPLE: PLAZA SPACE AT GRADE



EXAMPLE: PUBLIC ART



EXAMPLE: SETBACK MASSING



EXAMPLE: MASONRY BASE AN REENTRANT CORNER



Compliance Options		Points Required	Sustainable Strategies Menu																																			
Compliance Paths	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab	Health	Energy								Stormwater								Landscapes				Green Roofs		Water		Transportation							Solid Waste	Work Force	Wildlife	
			1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	Choose one			Choose one			Choose one			3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	Choose one		Choose one		7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	Choose one				
					2.2 Exceed Energy Code (5%)	2.3 Exeed Energy Code (10%)	2.4 Exceed Energy Code (25%)	2.5 Exeed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration								5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)										9.1 Bird Protection (Bas(c)	9.2 Bird Protection (Enhanced)			
Options Without Certification																																						
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10			
Options With Certification																																						
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	NA	10	5	10			
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10			
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10			
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10			
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10			
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10			
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10			
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	NA	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10			
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10			
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10			

*only available to affordable housing projects funded by DPD's Housing Bureau

100 points achieved through energy reduction & innovative site strategies



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